

COMMITTEE AMENDMENT FORM

DATE: 07/27/05

COMMITTEE ZONING PAGE NUM. (S) 1

ORDINANCE I. D. #05-O-0856 SECTION (S)

RESOLUTION I. D. #05-R- PARA.

AMENDS THE LEGISLATION BY ATTACHING THREE (3) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 7/27/05

City Council
Atlanta, Georgia

05-0-0856

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05 21
Date Filed: 3-09-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **485 Cleveland Avenue, S.E.** be changed from the R-G-2 (Residential General-Sector 2) District to the R-4B (Single Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 28, 29, 36 and 37. 14th District, Fulton County, Georgia. being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

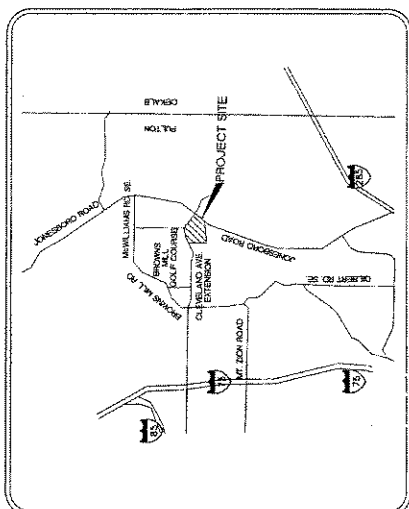
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-05-21 for 485 Cleveland Avenue, S.E.

1. Site plan titled Rezoning Site Plan "The Vineyards at Browns Mill"; by Eberly & Associates dated 4-27-05 and signed by James S. Larkin, engineer, and stamped as received by the City of Atlanta Bureau of Planning on April 27, 2005.
2. Provisions for maintaining the common areas, including open space and driveways, shall be through a homeowners association to be formed and created under terms and provisions of executed restrictive and protective covenants to be filed at the appropriate time.
3. Floor area ratio shall be a maximum of .348.

The diagram illustrates the components of active tree protection. The top left shows a **PLAN VIEW** of a tree with labels for **75' DIA. TREE**, **ORIGINAL ROOT ZONE**, and **NEW TREE**. The bottom left shows a **CROSS SECTION** of the tree with labels for **TRUNK**, **1" - 2" POSTS**, **ORANGE SAFETY NETTING (for roots)**, **16'-0" DIA.**, **TRUNK PROTECT.**, **16'-0"**, **LAWS OF VERTICAL ROOT ZONE**, and **NOT TO SCALE**. A circled number **1** is in the bottom right corner.

SITE ADDRESS: 485 CLEVELAND AVE.



LOCATION MAP

A PORTION OF THIS PROPERTY LIES IN THE FLOOD HAZARD ZONE AE AS PER THE FULTON COUNTY F.I.R.M. COMMUNITY PANEL NO. 1312100186 DATED JUNE 22 1988

UNLITIES PROTECTION CENTER

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THROUGHOUT GEORGIA
1-800-282-7411

THREE WORKING DAYS BEFORE YOU DIE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

Boundary Description

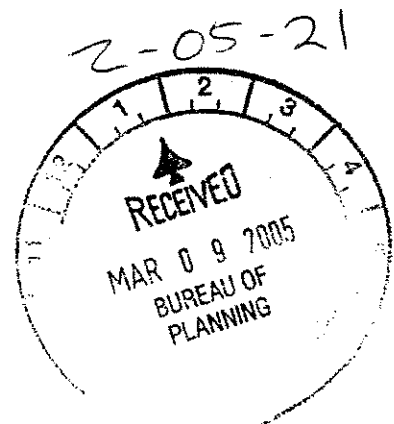
METES AND BOUNDS DESCRIPTION:

ALL THE TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LAND LOTS 28, 29, 36, & 37 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R/W) LINE OF CLEVELAND AVENUE EXTENSION (70' WIDE) WITH THE OLD WEST RIGHT-OF-WAY LINE OF JONESBORO ROAD (FORMERLY 40' WIDE); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID CLEVELAND AVENUE EXTENSION, 34.90 FEET; THENCE NORTH 49 DEGREES 03 MINUTES 42 SECONDS WEST 255.12 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 49 DEGREES 03 MINUTES 42 SECONDS WEST 92.57 FEET TO A POINT; THENCE ARCING TO THE LEFT AT A RADIUS OF 1113.17 FEET A DISTANCE OF 353.52 SAID ARC HAVING A CHORD DIRECTION NORTH 58 DEGREES 31 MINUTES 31 SECONDS WEST 352.04 TO A POINT; THENCE CONTINUE SOUTH 72 DEGREES 38 MINUTES 54 SECONDS WEST 116.26 FEET TO A POINT; THENCE CONTINUE SOUTH 42 DEGREES 26 MINUTES 49 SECONDS WEST 351.85 FEET TO A POINT; THENCE CONTINUE SOUTH 41 DEGREES 36 MINUTES 17 SECONDS WEST 115.73 FEET TO A POINT; THENCE CONTINUE SOUTH 26 DEGREES 41 MINUTES 24 SECONDS EAST 179.11 FEET TO A POINT; THENCE CONTINUE NORTH 67 DEGREES 15 MINUTES 03 SECONDS EAST 232.27 FEET TO A POINT; THENCE CONTINUE SOUTH 72 DEGREES 50 MINUTES 11 SECONDS EAST 241.53 FEET TO A POINT;

THENCE CONTINUE NORTH 44 DEGREES 10 MINUTES 49 SECONDS EAST 387.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.81 ACRES (252,947 SQUARE FEET) OF LAND.



RCS# 6679
5/16/05
2:27 PM

Atlanta City Council

Regular Session

MULTIPLE

0856, 0857, 0858, 0859, 0860, 0861, 0862, 0863
0864, 0865, 0866, 0867, 0868, 0870, 0869, 0880
REFER

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	B Fauver	Y Martin	NV Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	NV Muller	Y Sheperd	NV Borders

MULTIPLE